

**TOWN OF DAVIE
TOWN COUNCIL AGENDA REPORT**

TO: Mayor and Councilmembers

FROM/PHONE: Will Allen, Redevelopment Administrator (954) 797-2093

PREPARED BY: Will Allen

SUBJECT: Resolution

AFFECTED DISTRICT: District 2

ITEM REQUEST: **Schedule for Council Meeting**

TITLE OF AGENDA ITEM: COMMERCIAL GRANT LOAN - A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA RATIFYING THE DAVIE COMMUNITY REDEVELOPMENT AGENCY'S APPROVAL OF COMMERCIAL GRANT LOAN ASSISTANCE IN THE AMOUNT OF \$50,000 TO DAVIE ROAD INVESTMENTS, LLC (SCOTT MCCOLLOUGH), 4699 DAVIE ROAD; AND PROVIDING FOR AN EFFECTIVE DATE.

REPORT IN BRIEF: This resolution ratifies the Davie Community Redevelopment Agency's approval of a commercial grant for the renovation of the lawyers office at 4699 Davie Road. This building is in the process of being renovated. A number of improvements are being made to the property including removing the existing siding and placing stucco on the walls, installing a new handicap ramp to access the building, installing a brick paver walkway over a portion of the property, and installing new landscaping. This grant program was adopted to encourage new buildings and renovation to buildings within the redevelopment area. The terms of the grant include that the CRA will pay 1/3 of the costs of a building renovation or new building in an amount not to exceed \$100,000. The cost estimates of contractors showed that the improvements to the existing building would exceed \$221,000 so the project would be eligible for 1/3 of that amount. However, in this case, a number of improvements were done on the interior and the CRA Board did not think they were eligible items for the grant. The CRA approved a grant at their September 14, 2009 meeting for \$50,000. A condition of the grant it that the property owner provide an easement over the entire eastern property line of 3' in width which will enable the CRA to widen the sidewalk in the future and that a 10' x 20' easement be granted at the northeast corner of the property which will enable a bus shelter to be erected within the area. The grant is to be paid upon receipt of proof that a certificate of occupancy has been approved and with proof that the easement has been granted to the Town of Davie.

CONCURRENCES: The Davie CRA approved this commercial grant on September 14, 2009.

FISCAL IMPACT: Yes

Has request been budgeted? Yes

If yes, expected cost: \$50,000

Account name and number: Special Projects 010-0405-515.05-02

RECOMMENDATION(S): Motion to approve resolution

Attachment(s): Resolution
Copy Of The Application For Commercial Grant

RESOLUTION NO. R-2009-

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA RATIFYING THE DAVIE COMMUNITY REDEVELOPMENT AGENCY'S APPROVAL OF COMMERCIAL GRANT LOAN ASSISTANCE IN THE AMOUNT OF \$50,000 TO DAVIE ROAD INVESTMENTS, LLC (SCOTT MCCOLLOUGH), 4699 DAVIE ROAD; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Davie Community Redevelopment Agency instituted a Commercial Grant Program on January 12, 2009; and

WHEREAS, the intent of the Commercial Grant Program is to provide an incentive to encourage improvements to commercial property with the redevelopment area; and

WHEREAS, the CRA wishes to assist in the renovation of the building at 4699 Davie Road, to be used for an attorneys office on property owned by Davie Road Investments, LLC; and

WHEREAS, the estimated construction project provided an investment of over \$221,000 in the redevelopment area; and

WHEREAS, the property owner will grant an easement of 3' in width along the eastern portion of the property and a 10' x 20' easement at the northeast corner of the property to the Town of Davie; and

WHEREAS, this project will increase the taxable value of property in the redevelopment area.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE, FLORIDA.

SECTION 1. The Town Council of the Town of Davie ratifies the CRA's approval of Commercial Grant Assistance in the amount of \$50,000 to Davie Road Investments, LLC for its redevelopment project.

SECTION 2. This resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED THIS _____ DAY OF _____, 2009.

MAYOR/COUNCILMEMBER

ATTEST:

TOWN CLERK

APPROVED THIS _____ DAY OF _____, 2009.

**Commercial/Residential Property Improvement Program (CRPIP)
Application**

Applicant's Name: Davie Road Investments, LLC
Applicant's Address: 3636 Juniper Lane Davie FL 33330
Applicant's Phone Numbers: 954-801-1536
Are you the Property or Business Owner? YES
Name of Business/Property to be Renovated: OLD LAW OFFICE TO NEW
Address of Business/Property to be Renovated: 7699 SW 64TH AVE
DAVIE FL
Describe Planned Improvements: COMPLETE RESTORATION OF
EXTERIOR FOLLOWING EXPANSION AND BUILD OUT OF
EXISTING STRUCTURE. REMOVAL OF EXISTING ROADSIDE
HANDICAP RAMP AND REPLACE TO REAR. UPGRADE ROADSIDE
LANDSCAPE. COMPLETE RESTORATION OF INTERIOR
Grant Amount Request: \$ 73,736.67
Interest Participation Amount Request: \$ _____
Total Estimated Cost of Project: \$ 221,210.00

I hereby submit the attached plans, specifications, and color samples, as described in the attachment provided with this application, for the proposed project and understand that these must be approved by the Town of Davie Community Redevelopment Agency (CRA). No work shall begin until I have received written approval from the CRA. I further understand that unless otherwise approve by the CRA Board, funding will not be paid until the project is completed.

Scott T. McWilliam
Signature of Applicant

4/14/09
Date

Scott T. McWilliam
Print Name

*** Note: See the Attachment of documents required to be submitted with this application on the next page.